

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

PJ's Total HOME Allocation Received: \$12,974,102

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 6				
% of Funds Committed	98.50 %	93.88 %	1	93.41 %	89	92	
% of Funds Disbursed	95.29 %	88.57 %	1	84.68 %	93	94	
Leveraging Ratio for Rental Activities	5.16	10.85	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.62 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.30 %	79.67 %	4	68.18 %	63	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.09 %	87.90 %	5	80.32 %	52	58	
% of 0-30% AMI Renters to All Renters***	64.35 %	55.78 %	2	45.16 %	77	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.59 %	1	95.04 %	100	100	
Overall Ranking:			In State:	2 / 6	Nationally:	94 95	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,003	\$29,024		\$26,037	115 Units	8.10 %	
Homebuyer Unit	\$6,439	\$12,121		\$14,755	1,068 Units	75.50 %	
Homeowner-Rehab Unit	\$11,573	\$12,978		\$20,487	232 Units	16.40 %	
TBRA Unit	\$0	\$2,139		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,885	\$65,596	\$15,860
State:*	\$77,270	\$109,735	\$6,144
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	93.9	97.7	94.8	0.0
Black/African American:	0.0	0.3	1.3	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	6.1	1.2	3.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:				
Hispanic	0.0	0.5	0.4	0.0

HOUSEHOLD SIZE:				
1 Person:	59.1	24.7	37.1	0.0
2 Persons:	21.7	26.0	24.6	0.0
3 Persons:	11.3	24.0	15.5	0.0
4 Persons:	5.2	18.8	12.5	0.0
5 Persons:	1.7	5.1	4.7	0.0
6 Persons:	0.9	1.1	3.0	0.0
7 Persons:	0.0	0.1	0.4	0.0
8 or more Persons:	0.0	0.2	2.2	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	47.8	26.9	22.4	0.0
Elderly:	15.7	1.5	27.2	0.0
Related/Single Parent:	22.6	33.2	20.3	0.0
Related/Two Parent:	5.2	27.4	26.7	0.0
Other:	8.7	11.0	3.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	23.5	0.2 [#]
HOME TBRA:	0.0	
Other:	60.0	
No Assistance:	16.5	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

Group Rank: 94
(Percentile)

State Rank: 2 / 6 PJs

Overall Rank: 95
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	80.3	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

